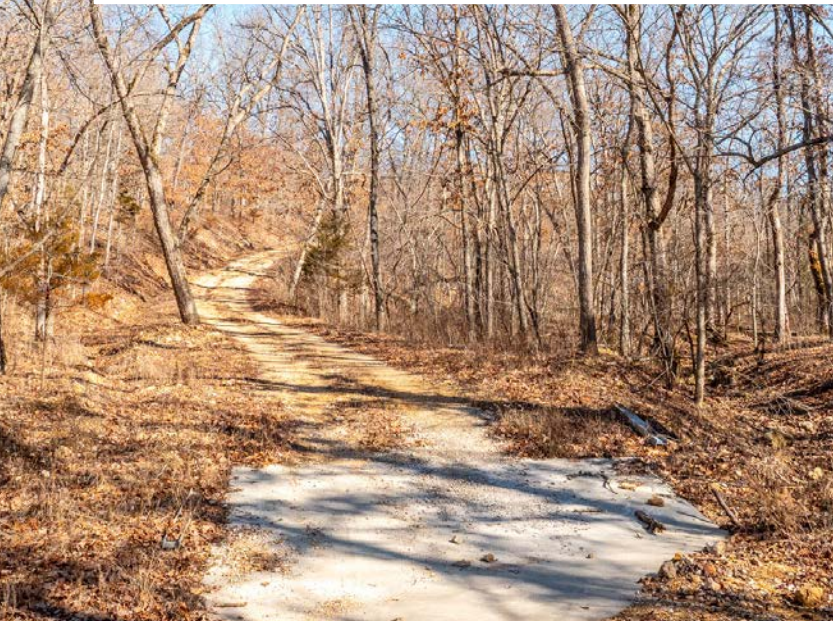


MIDWEST LAND GROUP PRESENTS



260 ACRES
LACLEDE COUNTY, MO

14254 Junction Road, Eldridge, Missouri, 65463



MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL PARADISE IN LACLEDE COUNTY: BEAUTIFUL HOME, SHOPS, MATURE TIMBER, CREEK BOTTOMS, AND CAVE

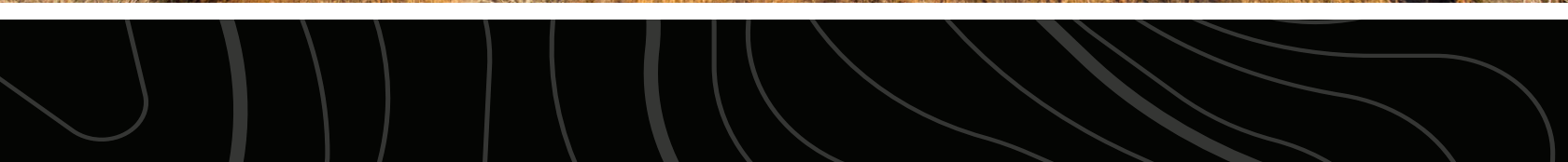
Welcome to this stunning property located in the peaceful Laclede County, Missouri, just a short 20 minute drive from Lebanon, Missouri. This 2,339 square foot home, originally built in 1977, underwent a comprehensive renovation in 2019, breathing new life into its structure. As you step inside, you'll be greeted by a beautiful kitchen that was completely remodeled and includes a large island, modern appliances, and ample space. The new addition, featuring vaulted ceilings that add to the spaciousness and light of the living room, creates a huge space to lounge and entertain friends and family. The home includes central heat and air but you also have the option to use a pellet or wood stove in the living room to curl up to during the cold winter months. This new addition also includes two generously sized bedrooms and a convenient half bath. The home boasts five spacious bedrooms in total, providing plenty of room for guests or a large family. The updated main bathroom includes a new shower and bathtub, combining luxury and function. No corners were cut with this remodel and it's created a perfect place for a full-time home or a hunting getaway. Stepping out back, a new deck constructed in 2023 offers a serene view of the stocked pond below. It's the perfect place for relaxation and appreciating the beauty of nature. The yard and landscaping are well-kept and include a number of mature trees that create a park-like setting. On the east side of the home is a fenced garden and a small fruit orchard that includes apple, pear, peach, and plum trees. For those who need workspace or storage, the property comes with

two shop buildings across the driveway from the home. The smaller 50'x30' shop includes 100 amp service and a concrete floor for half of the building. The larger 30'x71' shop, built in 2021, steps it up with 200 amp service, full concrete flooring, water access, and five garage doors. A car lift and air compressor also come with the shop, adding to its utility. The sprawling 260 +/- acres of land holds 3 ponds and 15 +/- acres of pasture ground on a ridge top, offering ideal locations for stand locations and food plots. A wet weather creek slices through the center of the property, unveiling over 10 +/- acres of fertile creek bottom ground, perfect for additional food plots. The property is equipped with multiple ladder stands, box blinds, and hang-on stands. The terrain varies from valleys and ridge tops to steep hollows and is populated with marketable walnut, white oak, and red oak. Numerous fruit trees have been planted throughout the property to help provide food and habitat for the abundant wildlife. The diverse habitat supports a large population of deer and turkey and the property has a history of producing mature bucks. An extensive trail system allows easy access to any part of the property on a four-wheeler or UTV. One unique feature of this property is its cave, home to large rooms and beautiful limestone formations. This property is not just a home, but a lifestyle. A unique combination of comfort, space, and natural beauty, it offers the perfect retreat for those seeking a peaceful country life or ultimate hunting property. Call for your showing today!

PROPERTY FEATURES

PRICE: **\$1,225,000** | COUNTY: **LACLEDE** | STATE: **MISSOURI** | ACRES: **260**

- 260 +/- acres
- 2,339 square foot home
- 5 bedrooms, 1.5 bath
- New addition and remodeling in 2019
- 30'x50' shop with 100 amp service
- 30'x71' shop with 200 amp service, car lift, air compressor
- 3 ponds (1 stocked)
- Extensive trail system
- Marketable timber
- Diverse habitat
- Cave
- 25 minutes from Bennett Springs State Park
- 20 minutes from Lebanon
- 30 minutes to Camdenton (Lake of the Ozarks)

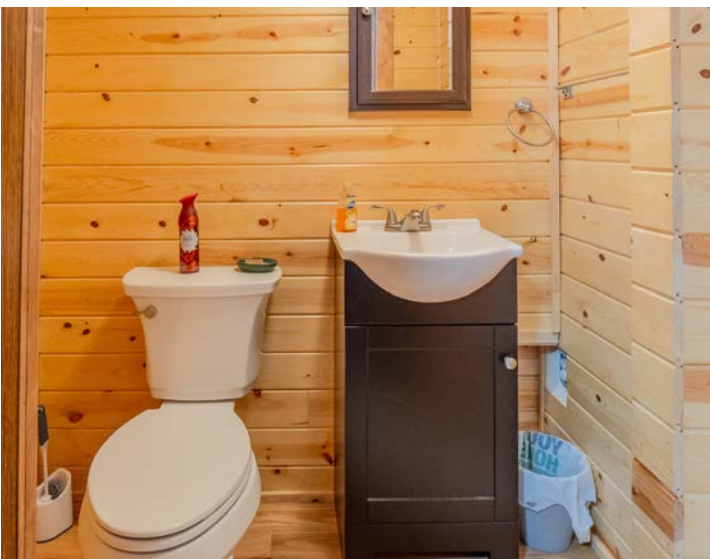


2,339 SQUARE FOOT HOME

This 2,339 square foot home, originally built in 1977, underwent a comprehensive renovation in 2019, breathing new life into its structure. As you step inside, you'll be greeted by a beautiful kitchen that was completely remodeled.



5 BEDROOMS, 1.5 BATH



260 +/- ACRES



30'X50' SHOP WITH 100 AMP SERVICE



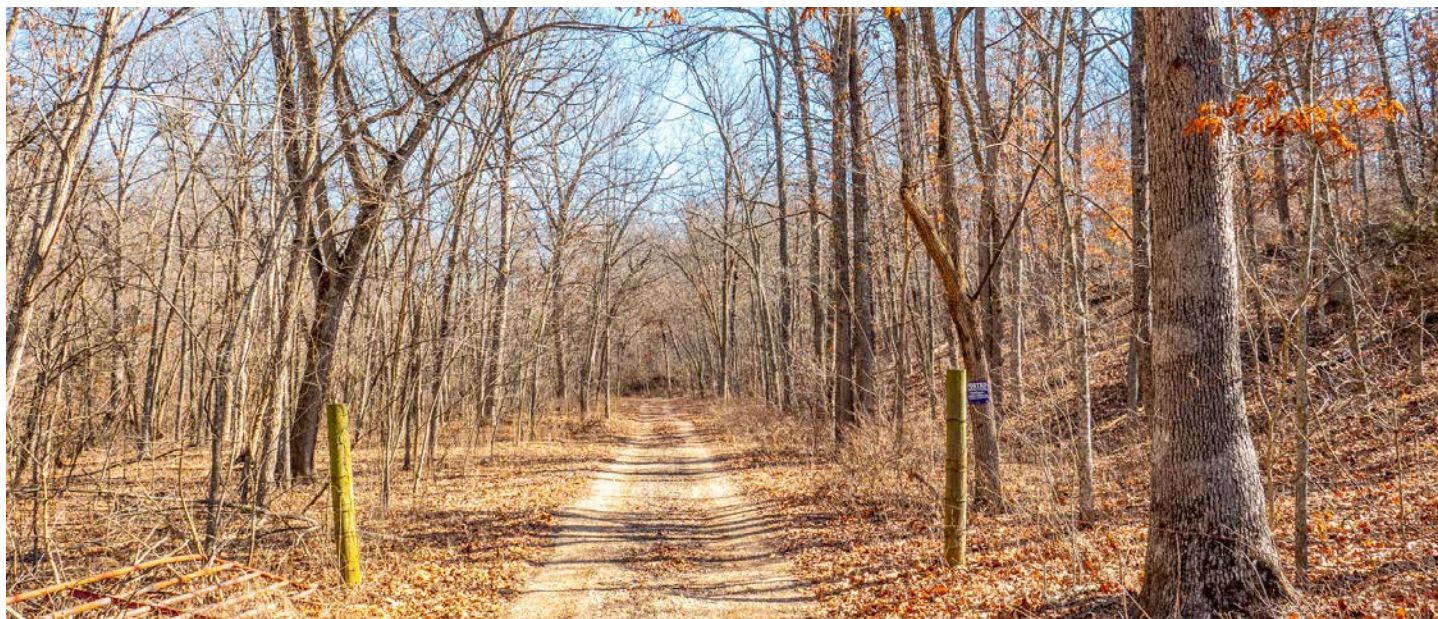
30'X71' SHOP

The larger 30'x71' shop, built in 2021, steps it up with 200 amp service, full concrete flooring, water access, and five garage doors. A car lift and air compressor also come with the shop, adding to its utility.



EXTENSIVE TRAIL SYSTEM

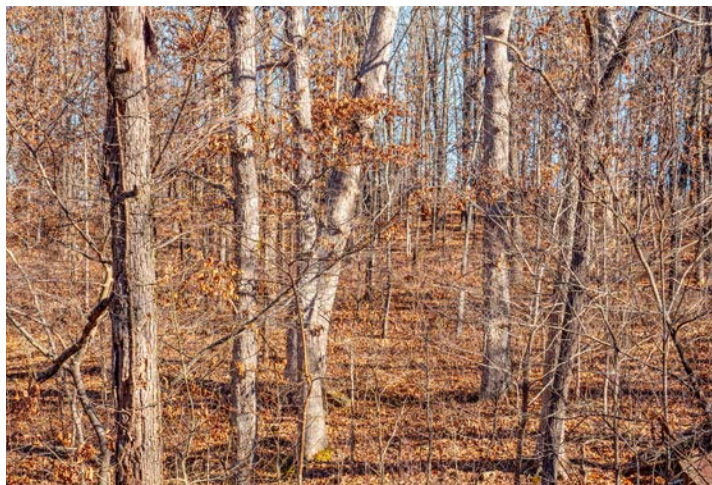
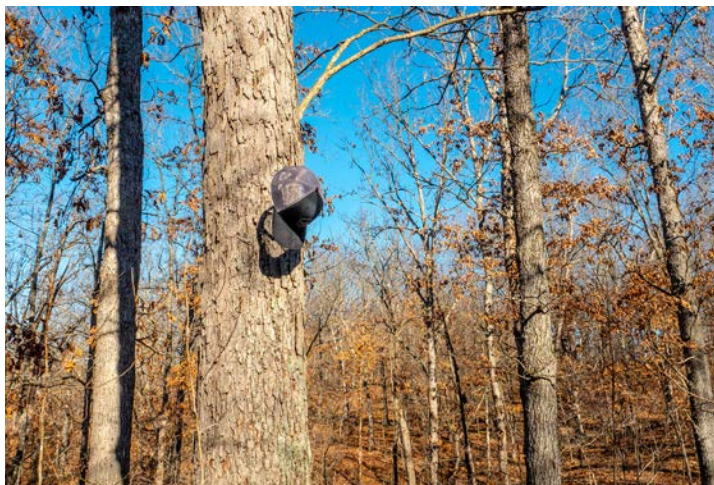
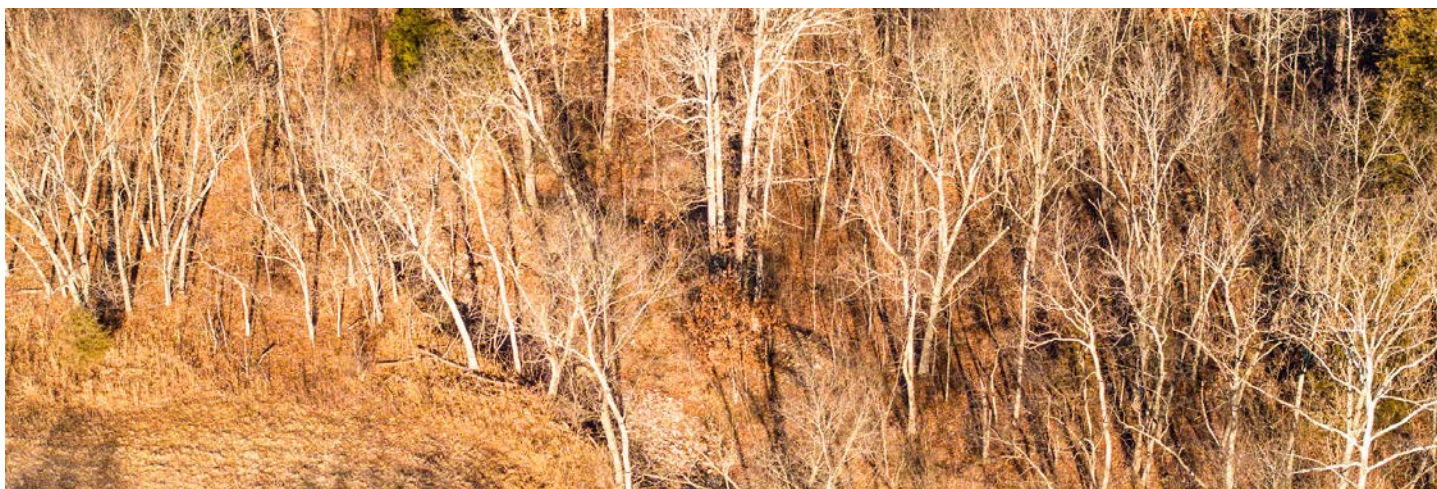
The terrain varies from valleys and ridge tops to steep hollows and is populated with marketable walnut, white oak, and red oak. An extensive trail system allows easy access to any part of the property on a four-wheeler or UTV.



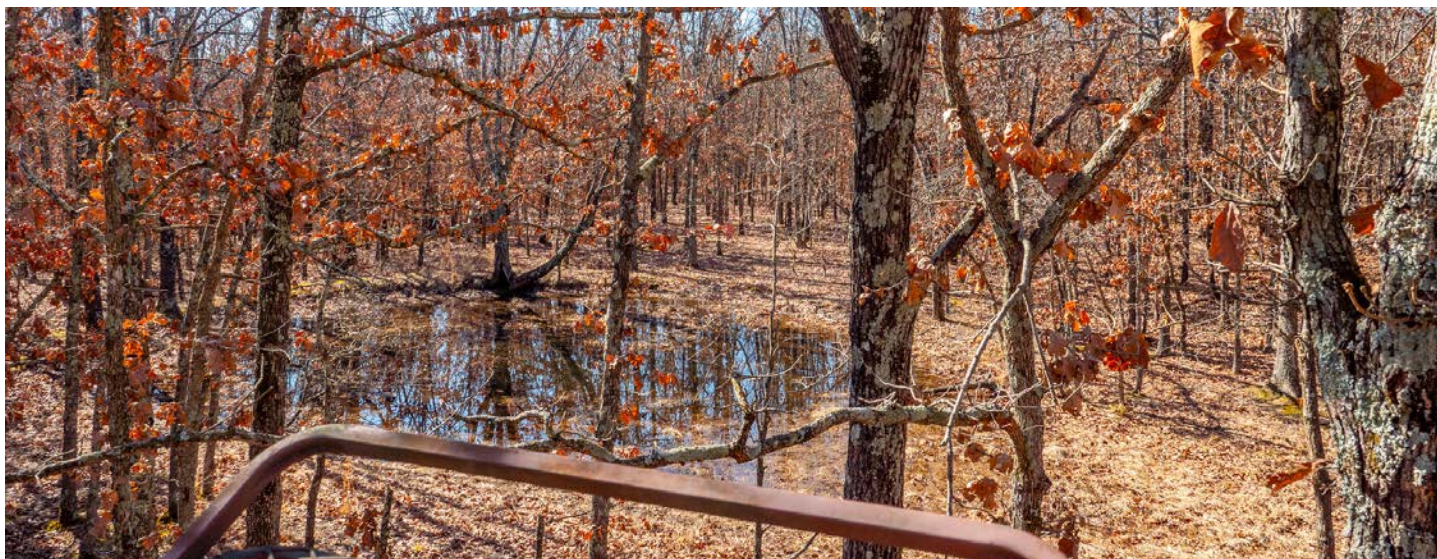
CAVE



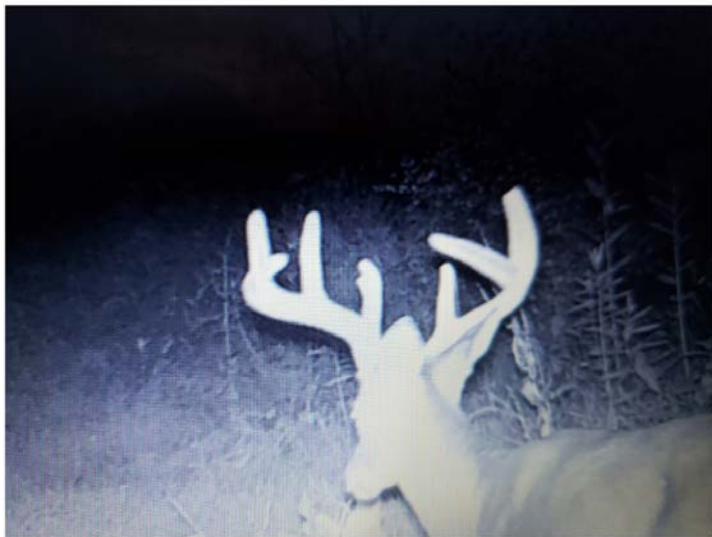
MARKETABLE TIMBER



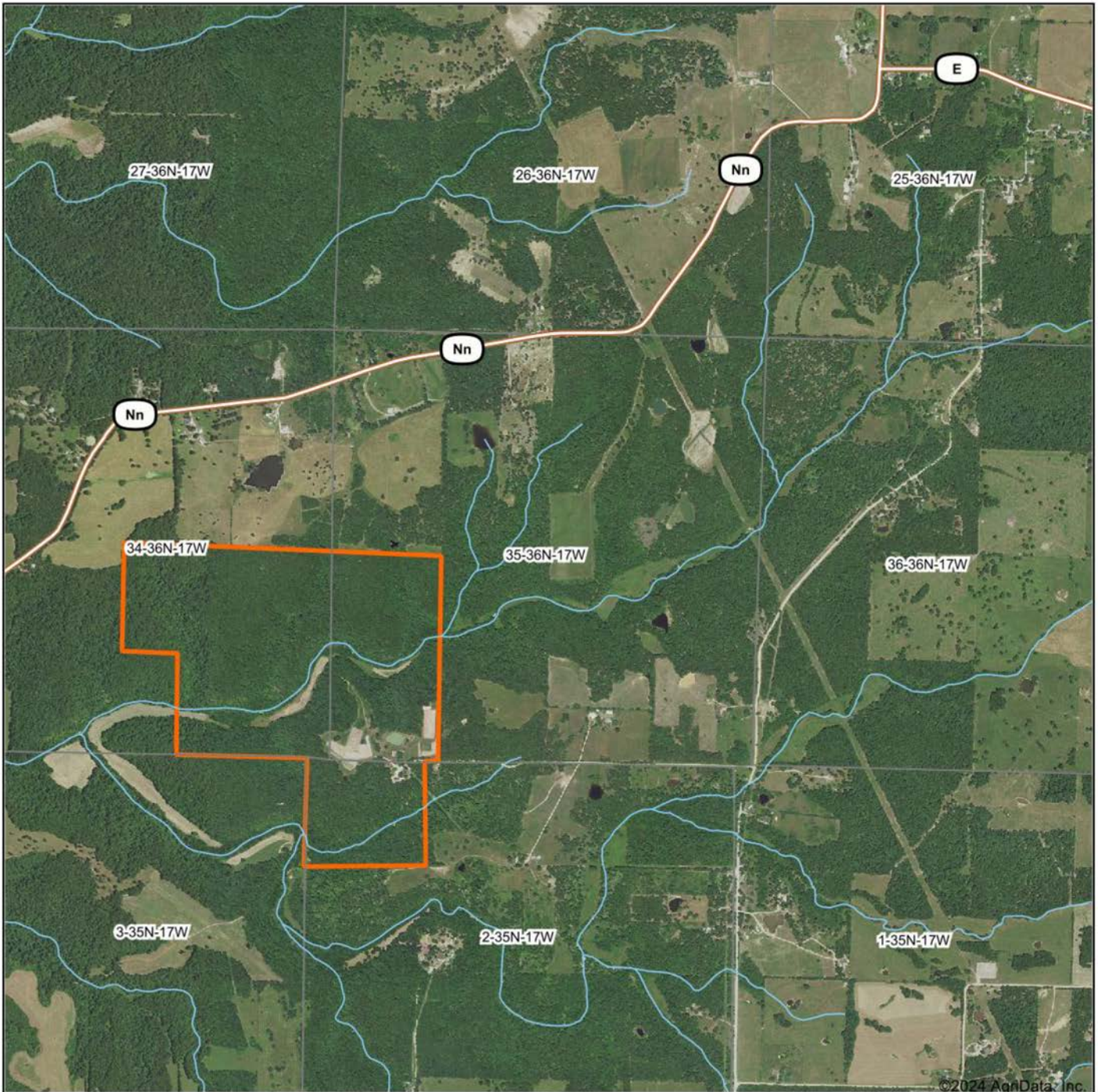
3 PONDS (1 STOCKED)



TRAIL CAM/HARVEST PHOTOS



AERIAL MAP



Boundary Center: 37° 48' 33.83, -92° 47' 7.29

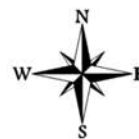


Maps Provided By:



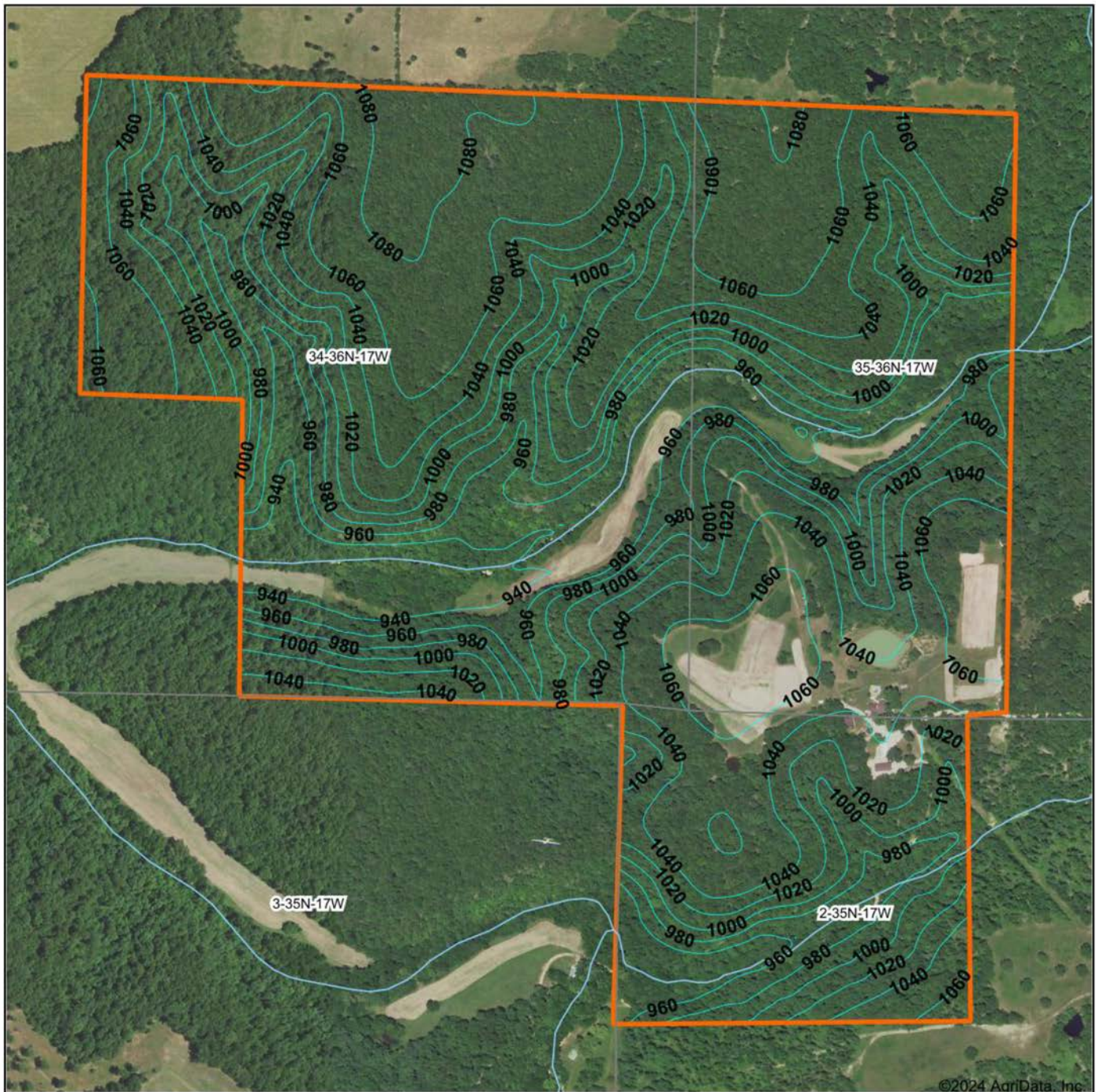
© AgriData, Inc. 2023 www.AgriDataInc.com

34-36N-17W
Laclede County
Missouri



2/7/2024

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
 Interval(ft): 20.0
 Min: 923.8
 Max: 1,088.0
 Range: 164.2
 Average: 1,020.6
 Standard Deviation: 42.65 ft

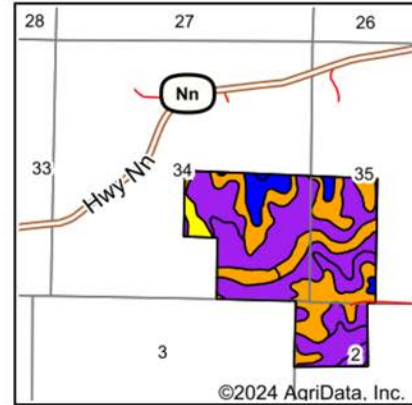
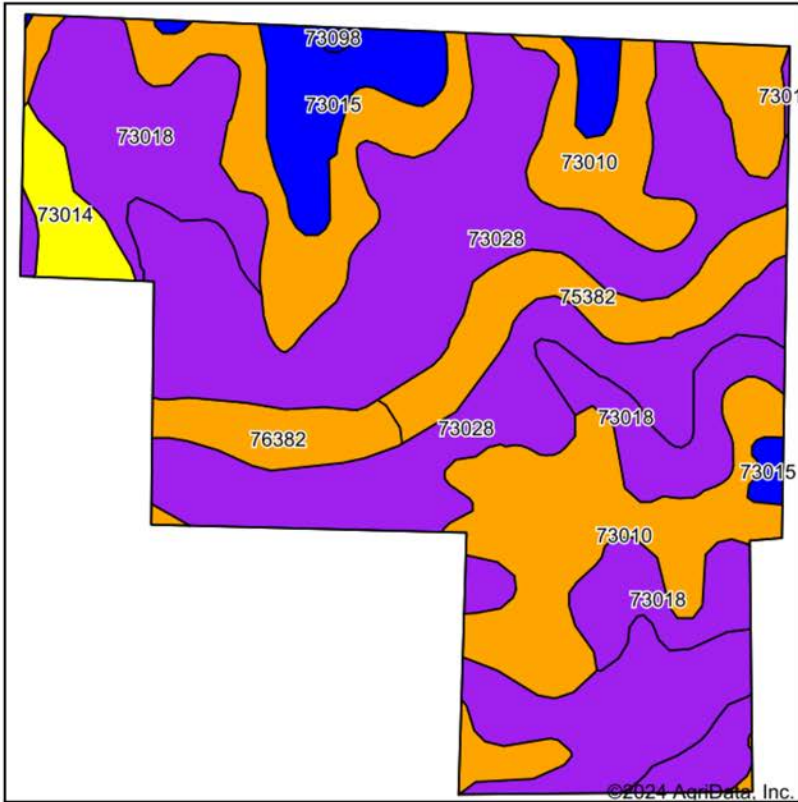


2/7/2024

34-36N-17W
Laclede County
Missouri

Boundary Center: 37° 48' 33.83, -92° 47' 7.29

SOIL MAP



State: **Missouri**
 County: **Laclede**
 Location: **35-36N-17W**
 Township: **Eldridge**
 Acres: **260.2**
 Date: **2/7/2024**



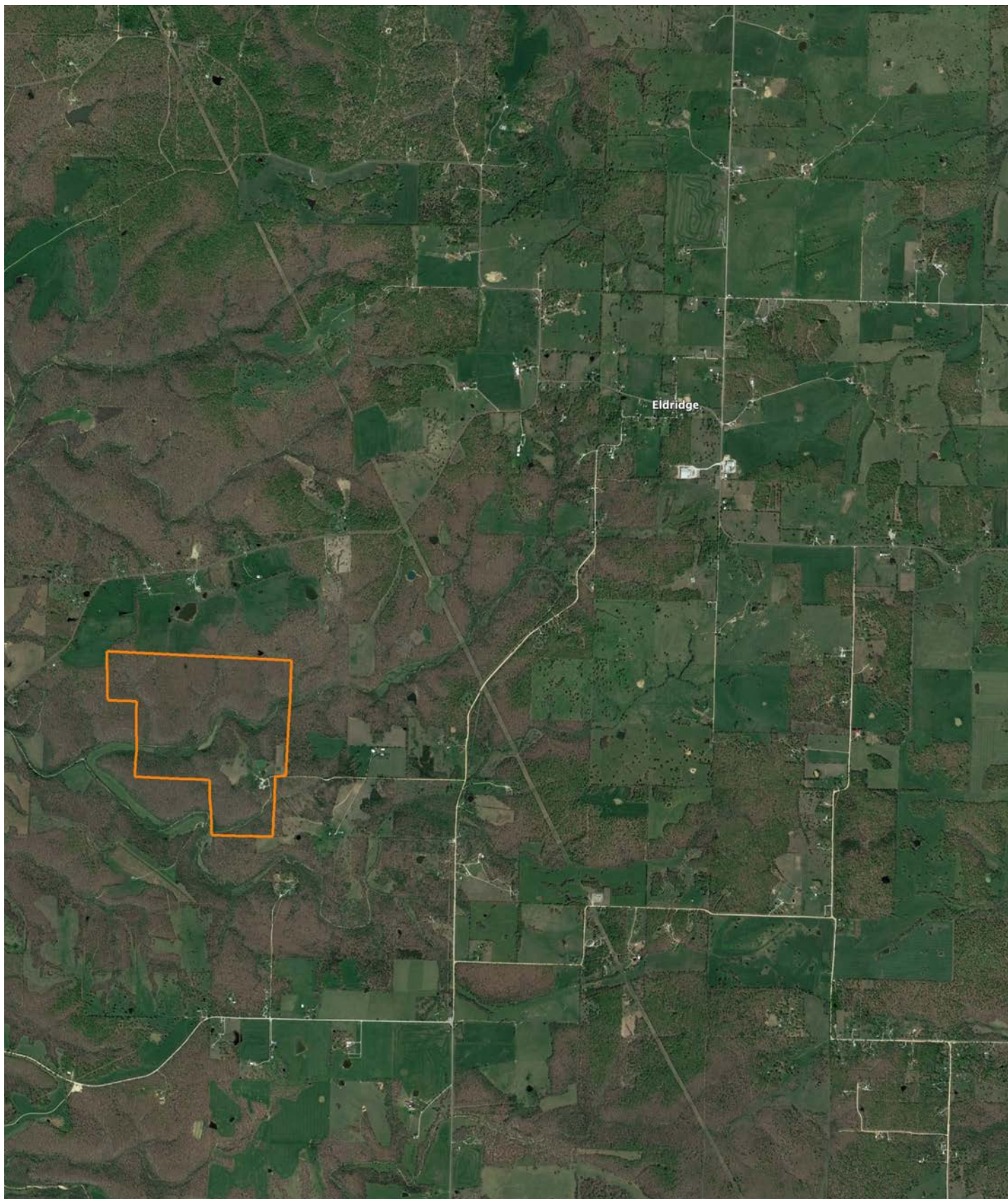
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: MO105, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Oats Bu	Orchardgrass red clover Tons	Soybeans Bu	Tall fescue AUM	Tall fescue Tons
73028	Rueter-Bardley complex, 15 to 60 percent slopes	105.85	40.7%		Vlle		1	1					1		1
73010	Wilderness gravelly silt loam, 3 to 8 percent slopes	64.79	24.9%		lllw	2	3	1					1		2
73018	Clarksville very gravelly silt loam, 15 to 35 percent slopes	42.46	16.3%		Vlle	4	7	5					6		5
73015	Viraton silt loam, 1 to 3 percent slopes	15.79	6.1%		lle	3	5	4	1	3			5		5
75382	Cedargap gravelly loam, 1 to 3 percent slopes, frequently flooded	14.30	5.5%		lllw	3	5	4					2		4

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



BEAU MANTLE, LAND AGENT
417.883.5515
BMantle@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Texas, and Wisconsin.